

GENERAL NOTES

1. PROPERTY INFORMATION:
PROPERTY ADDRESS: SOUTH MAIN STREET
BLACKSBURG, VA
26. OWNER/DEVELOPER RESPONSIBLE FOR OBTAINING THE WPDES
CONSTRUCTION PERMIT

287-A-35	287-A-27A	287-A-31	287-A-34
N/F	N/F	N/F	Llamos LLC
Llamos LLC	Llamos LLC	Llamos LLC	Inst. No.: 2005015786
Inst. No.: 200400786	Inst. No.: 2005015786	Inst. No.: 2005013283	(Zoned "GC-General Commercial")
(Zoned "GC-General Commercial")	(Zoned "GC-General Commercial")	(Zoned "GC-General Commercial")	
287-A-36	287-A-34	287-A-41A	287-A-35
N/F	N/F	Diversified Investors XIII LLC	Llamos LLC
Llamos LLC	Llamos LLC	Inst. No.: 2004007807	Inst. No.: 200400786
Inst. No.: 2005015786	Inst. No.: 2005015786	P.B. 17 Pg. 125	(Zoned "GC-General Commercial")
(Zoned "GC-General Commercial")	(Zoned "GC-General Commercial")	(Zoned "R-4 Low Density Residential")	
287-A-28A	287-A-31	287-A-27A	287-A-36
Llamos LLC	Llamos LLC	Llamos LLC	Llamos LLC
Inst. No.: 2004000790	Inst. No.: 2005013283	Inst. No.: 200400790	Inst. No.: 2005015786
(Zoned "GC-General Commercial")	(Zoned "GC-General Commercial")	(Zoned "GC-General Commercial")	(Zoned "GC-General Commercial")

- CURRENT USE: COMMERCIAL/UNDEVELOPED
- PROPOSED USE: COMMERCIAL
2. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S OFFICIALS AND THE TOWN OF BLACKSBURG PRIOR TO BEGINNING CONSTRUCTION.
3. COORDINATE CONSTRUCTION WITH THE OWNER TO ENSURE THAT PEDESTRIAN ROUTES (INCLUDING HANDICAP ACCESSIBLE ROUTES) ARE MAINTAINED THROUGH/AROUND THE PROJECT AREA DURING CONSTRUCTION. MINIMIZE DISRUPTION OF PEDESTRIAN ROUTES AND COORDINATE ANY NECESSARY DISRUPTION WITH THE OWNER.
4. CONSTRUCTION TRAILER, PARKING, AND STAGING AREAS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND THE TOWN OF BLACKSBURG.
5. MAINTAIN EMERGENCY SERVICE AND DELIVERY VEHICLE ACCESS TO THE SURROUNDING AREA AND COORDINATE THIS WITH THE OWNER. BY THE END OF CONSTRUCTION, PROVIDE LEGIBLE, SURVEYED MARK-UPS OF AS-BUILT SITE CONSTRUCTION ITEMS ON SITE PLANS TO THE ENGINEER FOR PREPARATION OF SITE RECORD DRAWINGS.
7. A DIGITAL COPY OF THE SITE PLAN SHALL BE MADE AVAILABLE TO THE CONTRACTOR FOR STAKE OUT OF SITE IMPROVEMENTS AND FOR CONTROL PURPOSES.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO THE STARTING CONSTRUCTION.
9. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON AVAILABLE ABOVEGROUND STRUCTURES (VALVES, MANHOLES, ETC.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES THAT OCCUR BY HIS FAILURE TO LOCATE AND PRESERVE THESE UTILITIES. DURING CONSTRUCTION THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS. HE SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE UTILITY AND ASSURE THE CONTINUANCE OF SERVICE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE ANY CONSTRUCTION BEGINS. CONTRACTOR SHALL NOTIFY MISS UTILITY, 1-800-552-7001, A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION.
11. UNDER NO CIRCUMSTANCES SHALL UTILITY SERVICE BE INTERRUPTED WITHOUT PRIOR AUTHORIZATION FROM AND COORDINATION WITH THE UTILITY OWNER.
12. CONSTRUCTION MAY NOT BEGIN UNTIL ALL PLAN APPROVALS FROM THE TOWN OF BLACKSBURG HAVE BEEN RECEIVED.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF BLACKSBURG AND VDOT STANDARDS AND SPECIFICATIONS.
14. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVES, WHO SHALL PROMPTLY CORRECT SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER HIS DISCOVERY OF SUCH INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH § 59.1-406, ET SEQ., OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
16. THE CONTRACTOR SHALL MEET COMPLIANCE REQUIREMENTS WITH THE MOST RECENT OSHA TRENCHING STANDARDS.
17. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
18. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES ON SITE MARKING PLACE OF HUMAN BURIAL.
19. LIGHT SOURCES SHALL NOT CAST GLARE UPON ADJACENT PROPERTY OR UPON A PUBLIC RIGHT-OF-WAY. THE INTENSITY AT ADJOINING STREETS SHALL NOT EXCEED 0.5 FOOT CANDLES, AND THE INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.1 FOOT CANDLES.
20. ALL ROOFTOP AND GROUND LEVEL MECHANICAL EQUIPMENT WILL BE SCREENED SO AS NOT TO BE VISIBLE FROM SURROUNDING PROPERTIES OR ROADS.
21. ALL ROOFTOP EQUIPMENT SHALL BE ENCLOSED IN BUILDING MATERIALS THAT MATCH THE STRUCTURE OR WHICH ARE VISUALLY COMPATIBLE WITH THE STRUCTURE.
22. MAINTENANCE OF DETENTION FACILITIES AND WATER QUALITY FACILITIES IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY MANAGER ASSOCIATION.
23. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO OBTAIN ANY ADDITIONAL PERMITS REQUIRED BY ANY OTHER FEDERAL OR STATE AGENCY.
24. IT IS THE OWNER/DEVELOPER/DESIGN ENGINEER'S RESPONSIBILITY TO COORDINATE ANY RETAINING WALL DESIGN AND CONSTRUCTION WITH THE TOWN'S BUILDING DIVISION FOR PROFESSIONAL ENGINEERING SEAL AND BUILDING PERMIT REQUIREMENTS.
26. OWNER UNDERSTANDS THAT THE VIRGINIA WATER PROTECTION PERMIT PROGRAM AND CODE REQUIREMENTS ARE INDEPENDENT OF THE TOWN OF BLACKSBURG AND HAVE STIPULATIONS IN ADDITION TO THE TOWN OF BLACKSBURG CODE REQUIREMENTS.

EXISTING CONDITIONS LEGEND

	BENCHMARK
	HORIZONTAL CONTROL POINT
	EXISTING STREET LIGHT
	EXISTING TELEPHONE PEDSTAL
	EXISTING UTILITY POLE
	EXISTING OVERHEAD ELECTRIC
	EXISTING U.G. ELECTRIC
	UNDERGROUND GAS LINE
	EXISTING U.G. TELEPHONE
	EXISTING WATER METER
	EXISTING TELEPHONE VAULT
	EXISTING WATER VALVE
	EXISTING FENCE
	EXISTING SIGN
	EXISTING TREE
	EXISTING FIRE HYDRANT
	EXISTING OVERHEAD POWER
	EXISTING POWER POLE

ABBREVIATIONS

ARCH	ARCHITECT OR ARCHITECTURAL
BOC	BACK OF CURB
BF	BASEMENT FLOOR
BM	BENCHMARK
BP	BOTTOM OF WALL
CO	CAST IN PLACE CONCRETE
CMP	CLEAN CUT
CPP	CORRUGATED METAL PIPE
CG	CORRUGATED PLASTIC PIPE
CUR	CURB AND GUTTER
DIA	DRAIN INLET
DS	DRAINAGE STRUCTURE
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
EXP	EDGE OF PAVEMENT
EX OR EXIST	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FND	FOUND
GTD	GRADE TO DRAIN
HDPE	HIGH-DENSITY POLYETHYLENE
INV	INVERT
IRF	IRON ROD FOUND
MON	MONUMENT
MON	NOT IN CONTRACT
OH OR OH	OVERHEAD
P/MT	PAVEMENT
PP	PROPERTY LINE
PL	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RW	RIGHT-OF-WAY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SEV	SEWER
ST	STORM
STORM	STORM
TED	TELEPHONE PEDSTAL
TYP	TYPICAL
TOP OF CURB	TOP OF CURB
TOP OF WALL	TOP OF WALL
U/G OR UG	UNDERGROUND
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
VESCH	VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK
W	WATER

GENERAL NOTES

	DATE
TOWN ENGINEER	DATE
TOWN PLANNER	DATE

